

Project: Yesler Community Center and Low Income Housing

Subject: **Community Presentation**

Attendees: Pat Elder- Parks
Toby Ressler- Parks
Al Levine- SHA
Ellen Kissman- SHA
Roger Williams- Mithun
Rich Franko- Mithun
Tom Rooks- Mithun
25 individuals from community (sign-in sheet in Parks possession)

Project #: 01422.00

Date: July 11, 2002

Time: 6:30 pm

Location: Yesler Community Center Gym

Submitted by: Tom Rooks



Toby Ressler introduces project:

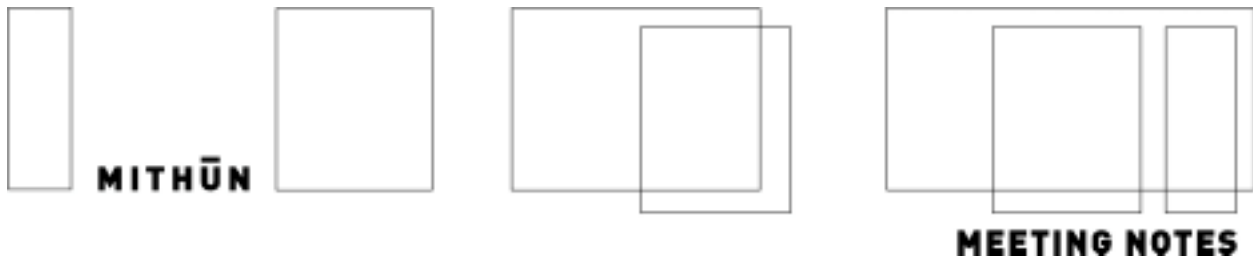
- Introduces Project Design team
- Describes Parks' and SHA's involvement in project
- Describes project location
- Project scheduled to open at end of 2004, beginning of 2005

Roger Williams presents design to date:

- Discusses general project siting determinants
- Describes basic project goals

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- First-rate community center
- 1:1 min. housing replacement (21 units) w/ 50% 2-bedrooms- 28 units is most desirable.
- Maintain operation of existing gym during construction of new community center.

- Presents (3) design options

- **Option A-** “Stacked-“Housing over Community Center

This option places two stories of housing units above the community center. Because of the 30 ft. height limit, the community center is lowered about five feet below grade. This increases open space on site, but pushes the community center below the sidewalk level, limiting daylight, ventilation and views out. The gymnasium is lowered even deeper to 13 ½ feet below the Yesler Way sidewalk.

- Demolishes existing gym during construction
- 21 units of housing: 13 one-bedroom and 8 two-bedroom units
- Building footprint: 24,200 sq. ft. (including housing office, laundry, housing lobby)
- Open space : 47,530 sq. ft.
- Parking area: 20,000 sq. ft. 36 spaces for C.C., 18 spaces for new housing (0.8 space/unit), 5 spaces for Housing office at south lot. 14 spaces used by existing housing to the south.
- Half of the housing units will face north onto Yesler Way
- Parking is 200 feet from housing lobby.
- Because of 30 ft. height restriction the community center activity spaces are five feet lower than adjoining Yesler Way sidewalk.
- Community center gym is stepped down 13 ½ feet from the sidewalk. This will require an elevator and decreases visibility for security.

- **Option B-** “Side by Side-” Housing on southeast edge of site

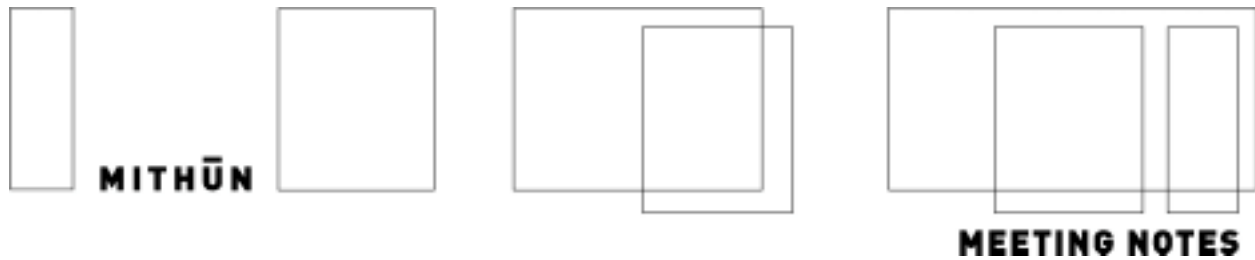
This option keeps the community center along Yesler and the Broadway corridor, while creating a single-loaded housing ‘L’ -shaped building of 21 units along 10th Avenue. The housing creates a 3-story edge along 10th Avenue, and wraps around the corner of the site. The housing and community center both overlook a parking area that occupies most of the open area between the buildings.

- Demolishes existing gym during construction
- 21 units of housing: 17 one-bedroom units and 4 two-bedroom units
- Building footprint: 28,000 sq. ft.

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- Open Space: 43,530 sq. ft. (removing the single southern row of housing parking (18 spaces) would create an additional 3,000 sq. ft. of open space)
- Parking Area: 20,200 sq. ft. , 36 spaces for community center, 10 spaces for new housing, 4 spaces for the housing office and 10 spaces for existing housing to the south
- Community center is on one level (floor level is depressed 4 feet below the Yesler Way sidewalk), comes within 10 feet of south boundary,
- Housing overlooks parking, with minimal open space for the new units.

▪ **Option C- “Side by Side”**

The community center without housing units creates additional open space around the community center.

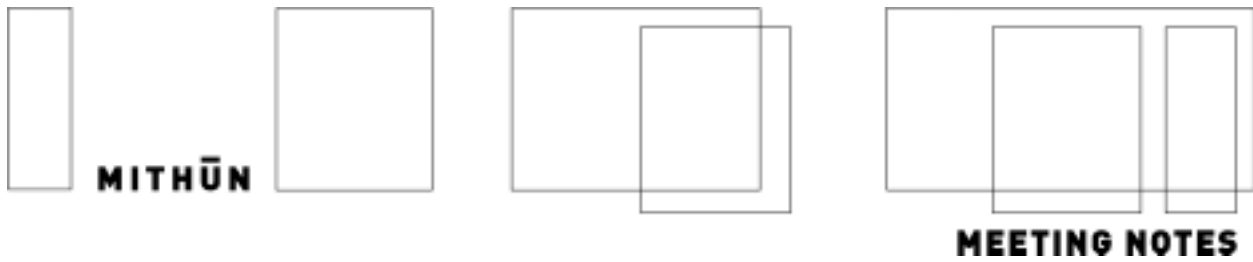
- Existing gym remains open_during construction.
- Housing would have to be replaced somewhere else.
- Building footprint: 22,750 sq. ft.
- Open Space: 48,980 sq. ft.
- Parking Area: 20,000 sq. ft., 36 spaces for the community center. 36 parking spots remain for existing tenant.
- Community center is on one level (approx. 4 feet below the level of Yesler Way sidewalk), with visibility from entry desk to all key areas and entries.
- Larger open space areas next to the community center for public use.

Al Levine describes housing issues related to this project:

- Given constraints of site and requirements for parking, none of design options presented to date (as described above) meets all of SHA’s goals.
- Assuming that replacement housing is not a feasible piece of this project, there are (3) approaches that SHA may take in order to replace the housing units that will be demolished in order to make way for new community center:
 - Purchase existing housing- most cost effective and timely approach
 - Build new units at another location- more costly and will take longer to complete
 - Build new units at a different location at Yesler Terrace neighborhood- most costly and will take longest period of time to complete.

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Toby Ressler fields miscellaneous questions and asks audience for a show of hands indicating design option preference:

- The overall impression was that the “Stand Alone” design option was preferred.

Toby concludes presentation- Attendees invited to come forward and view design options and ask further questions.

If you feel that any information in these meeting notes should be edited, please do so and return to author within 2 days for re-distribution.

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